This instrument prepared by:
Lesa H. Skoney, Attorney
21st Floor, First American Center
Nashville, Tennessee 37238

FILE BOX 57

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Raymond A. Manuszak	SAME	Map 104-09
3818 West End Avenue Unit 113		Parcel 113
Nashville, TN 37205		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration, or value, whichever is greater for this transfer is $134,000.00

Raymond A. Manuszak
AFFIANT

Subscribed and sworn to before me this 7th day of July 1994.

Wm. C. Caldwell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/22/95

94 JUL -8 AM 11:55
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 69222

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, FRANCES A. WILKINS, an unmarried woman, has bargained and sold, and by these presents does transfer and convey unto RAYMOND A. MANUSZAK, his heirs and assigns, property located in Davidson County, Tennessee and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 113, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property conveyed to Frances A. Wilkins by deed from BancBoston Mortgage Corporation, a Florida Corporation, of record in Book 7938, page 160, Register's Office for Davidson County, Tennessee.

This is improved property known as 3818 West End Avenue, Unit 113, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said RAYMOND A. MANUSZAK, his heirs, representatives and assigns, forever.

AND FRANCES A. WILKINS does covenant with the said RAYMOND A. MANUSZAK that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except for the following:

(1) Current years taxes, a lien, not yet due and payable,

(2) Supplemental taxes, if any, assessed pursuant to Tennessee Code Annotated, Section 67-5-603 et seq. and following,

(3) All matters as shown on the Plan of record in Book 6900, page 954, said Register's Office,

(4) Restrictive Covenants contained in the Warranty Deed from West End Synagougue a/k/a K.K.A.I. Congregation to Thomas E. Ledord, Trustee, of record in Book 6846, page 838, Register's Office for Davidson County, Tennessee.

(5) Terms and provisions of the Master Deed Establishing Horizontal Property Regime of The Montclair, including the Plan of Condominium Units, the By-Laws and the other exhibits attached thereto, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, Register's Office for Davidson County, Tennessee,

(6) Reservation by grantor of an easement for ingress and egress contained in the Warranty Deed from Leah Fleisman Sonnenfield to Thomas E. Ledford, Trustee of record in Book 6846, page 833, Register's Office for Davidson County, Tennessee, as confirmed and corrected by Deed of Confirmation and Correction, of record in Book 6881, page 926, and by Second Deed of Confirmation and Correction, of record in Book 7902, page 109, said Register's Office,

(7) Conditions of an owner's certificate, minimum building setback lines, easements, restrictions and such other matters as shown on the Plan of Subdivision of The Montclair, of record in Book 6900, page 954, said Register's Office,

(8) Easement granted by Montclair Condominiums Association, Inc. to Leah Fleisman Sonnenfield and BancBoston Mortgage Corporation of record in Book 7902, page 145, said Register's Office.

(9) Applicable building laws and zoning ordinances.

AND FRANCES A. WILKINS does further covenant and bind herself, her successors and assigns to warrant and forever defend the title to said land to the said RAYMOND A. MANUSZAK, his heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of July, 1994.

4946 07/08 0101 03CHECK 504.80

Frances A Wilkins
FRANCES A. WILKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named FRANCES A. WILKINS, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of July, 1994.

Wm. C. Caldwell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/22/95.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 134000.00
CON TX 495.80
PRFEE 1.00
WDEED 8.00
TOTAL 504.80
CHECK 504.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11-93 3001 4946

69222
IDENTIF. ↑ REFERENCE

94 JUL -8 AM 11:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 811579